

Correspondence

Item No. 02c

Newport Banning Ranch Study Session

PA2008-114

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FEB 13 2012

DEVELOPMENT  
CITY OF NEWPORT BEACH

February 10, 2012

Subject: Newport Banning Ranch Study Session, February 9, 2012

Dear Chairman Toerge,

Please include these comments in the City's administrative record for the Newport Banning Ranch project. Please see below for comments I prepared for last night's study session but was unable to deliver due to meeting time running out.

'My name is Dorothy Kraus, and I live in Newport Beach. I appreciate the opportunity to make a brief comment today.

The Newport Banning Ranch dEIR states that their park requirement is 15 acres based on the City's subdivision code that there be '5 acres of parkland for every 1,000 residents'. The proposed 16 acre North Community Sports Park includes:

- 6 lighted tennis courts
- 3 lighted soccer fields
- 1 lighted basketball court
- 1 baseball field
- 1 softball field
- Skateboard park
- 2 tot lots
- 1 fitness par course
- Public restrooms

And, 174 off-street public parking at two locations, plus the possibility of another 20 parking spaces in a third location.

NBR dEIR Exhibit 4.8-1, North Community Park is enclosed for reference.

This proposed Sports Complex is immense. **Are surrounding communities such as Newport Crest, Newport Knolls, One Nautical Mile, and Brook View Newport expected to endure the noise, lights, traffic, pollution, and safety risks associated with this Sports Complex idea?** (Highlighted for emphasis)

In addition, the current park location doesn't work because it has been documented as a wintering site for the Burrowing Owl.

I'd also like to make mention of the Coastline Community College project that is under construction at 1515 Monrovia. This is a 3-story 55,000 square foot building with a 300 space parking lot directly adjacent to the structure. This facility butts up to the proposed Sports Complex.

Please refer to the enclosed Newport Banning Ranch dEIR exhibit 4.8.10, Master Trails and Coastal Access plan, and envision the college right under the words '16<sup>th</sup> Street Parking Spaces', which is just slightly north of 15<sup>th</sup> street on Monrovia.

Please also refer to the enclosed picture which was taken from Newport Crest of the construction going on at the college. Banning Ranch is in the foreground.

The Newport Banning Ranch dEIR does not address the impacts that will result from this enormous Sports Complex and a 55,000 square foot facility existing side-by-side in such close proximity to residential communities. The degradation in the quality of life for people living in these communities will be significant.

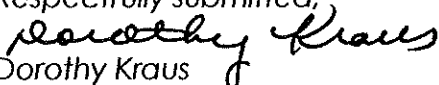
Consideration for moving this Sports Complex somewhere else needs to take place such as relocating it north of 17<sup>th</sup> street.'

I'd also like to take this opportunity to appreciate your role as a Planning Commissioner. It must be a challenging job to represent such a beautiful city like Newport Beach with so many passionate constituents who desire to keep it pristine and beautiful.

I must tell you that I was disappointed in the Study Session meeting last night. I felt that it was unfair that Mr. Steve Ray was put on the spot and blamed for taking up the public comment time when 3 times he tried to leave the podium. Mr. Tucker initiated the discussion on the Banning Ranch Conservancy's plan to acquire the property which unfortunately went on too long. This unfortunate event is a strong indication that the time of the day and duration of these study session meetings, and the inability for public comments to be made in excess of a few minutes is not working nor fair.

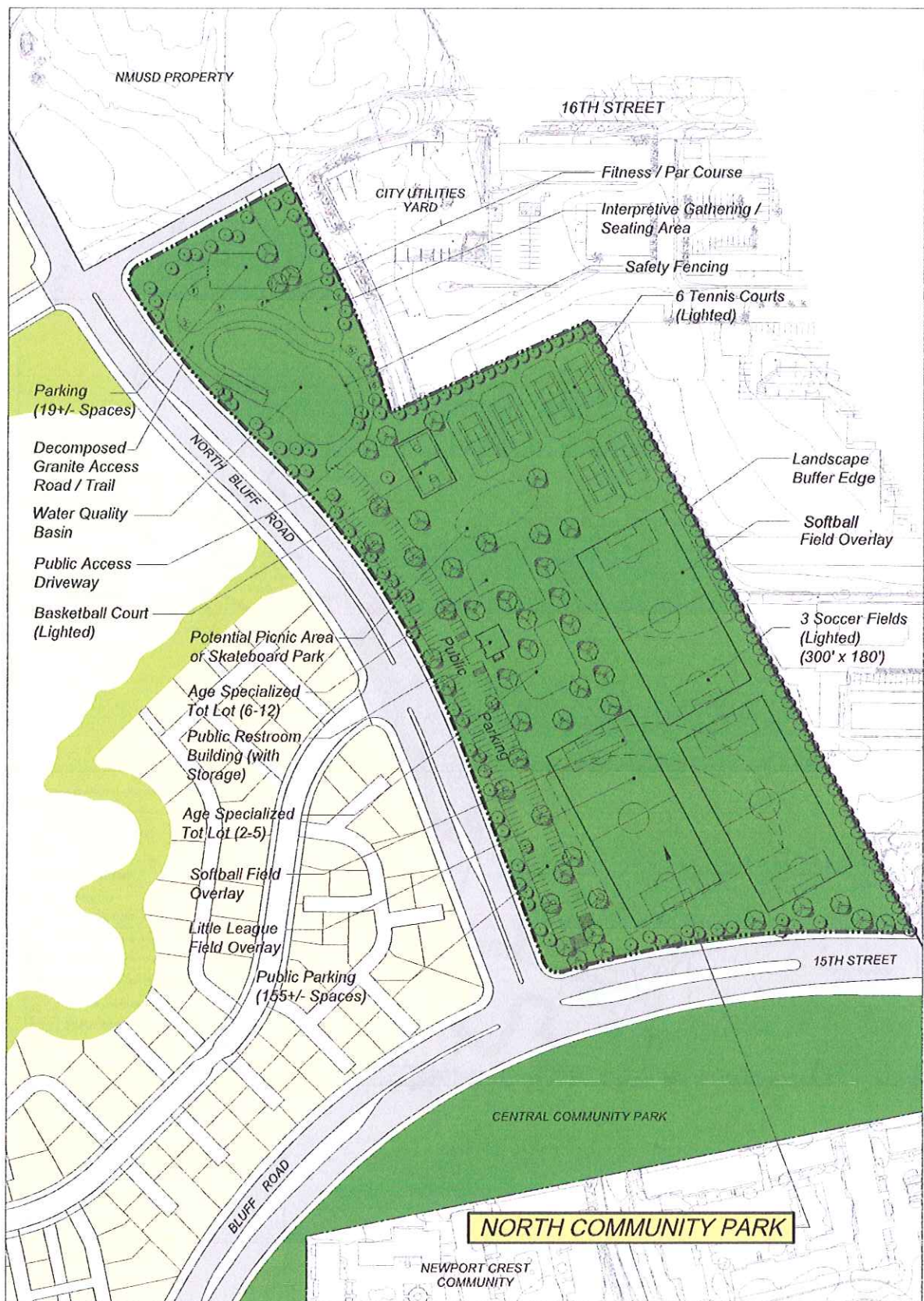
However, I do appreciate that you encouraged Mr. Ray and all of the public to present letters to the Planning Commission making requests such as allowing extended time for the public to comment on a project that will have staggering implications to the City and people who live here. I hope the format of future Newport Banning Ranch Planning Commission meetings is changed to accommodate all vested parties.

Thank you again.

Respectfully submitted,  
  
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Enclosures

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Source: FORMA 2011

## North Community Park Development Plan

Exhibit 4.8-3

Newport Banning Ranch EIR



**Bonterra**  
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